

8 Old Laundry Mews, Ingleton



- Modern 4 Bed Townhouse
- Kitchen/ Diner
- Living Room With Juliette Balcony
- Family Bathroom
- Master Bedroom En-Suite
- Integral Garage Driveway Parking
- QES & Settle College Catchment
- Close To Amenities
- Dales, Lakes & Bowland

Offers in Region: £240,000



8 Old Laundry Mews, Laundry Lane, Ingleton

DESCRIPTION

Stunning 4 bed modern townhouse in an exclusive development built in 2011 by Russell Armer Homes, in the popular village of Ingleton - a gateway to the Yorkshire Dales National Park. Ideal as a practical contemporary family home, but also perfect as a "lock up and leave" holiday home. Close to all the amenities that Ingleton has to offer and within the catchment for QES and Settle College. Viewing is recommended in order to appreciate the space and comfort available in this freshly redecorated property.

On the ground floor the accommodation briefly comprises, spacious entrance hall with under stair storage, cloakroom, internal access to the integral garage and a modern kitchen/diner with double doors out to the rear garden. On the first floor there is a large living room, family bathroom, double and single bedrooms. The master en-suite bedroom is on the top floor, along with bedroom 4.

Outside, 8 Old Laundry Mews is located in an exclusive modern development set back from Laundry Lane. There is parking for one car on the driveway in front of the integral garage, with a further five visitor spaces available to the properties in the Mews. To the rear, there is a low-maintenance back garden providing access to Red Ash Lane.

Ingleton is a popular village - a gateway to the spectacular Yorkshire Dales National Park. With bars, pubs and shops, the village is well known for its stunning waterfalls walk. Ingleton has a primary school and is in the catchment area for highly regarded secondary school education at QES, Kirkby Lonsdale and Settle College. As well as the Dales, the Forest of Bowland AONB is close at hand and the Lake District can be reached within under an hour. Trains can be caught at Bentham. Lancaster and the M6 are half an hour by car. The popular market towns of Settle and Kirkby Lonsdale are a short drive away and both have Booths supermarkets. The new flagship Co-Op grocery store and petrol forecourt is close at hand.

The property is on mains water, drainage, electricity and has gas central heating. The property is fully double glazed. There is a £9 per quarter charge for upkeep of the communal spaces.

8 Old Laundry Mews, Laundry Lane, Ingleton

GROUND FLOOR

ENTRANCE HALL

UPVC front door into spacious hall with large under stair storage cupboard. Laminate flooring and carpeted stairway. Radiator. Doors to ground floor cloakroom and integral garage.

CLOAKROOM 2' 11" x 6' 9" (0.91m x 2.06m)

Modern cloakroom with UPVC double glazed window to the front aspect. WC. Wash hand basin. Extractor. Laminate flooring. Radiator.

KITCHEN/DINER 16' 7" x 15' 10" (5.07m x 4.84m) Max.

Spacious dining area with UPVC double glazed doors to rear garden. Modern fitted kitchen with UPVC double glazed window to the rear aspect. Range of wall and base mounted units. Stainless steel sink and drainer. Integral oven and hob with extractor over. Integral dishwasher. Integral fridge freezer. Laminate flooring throughout kitchen and dining area. 2 radiators.

FIRST FLOOR

LANDING

Carpeted stairs with half-landing. Access to living room, bathroom, bedroom 2 and 3.

LIVING ROOM 17' 4" x 13' 5" (5.30m x 4.10m)

Spacious living room with UPVC double glazed doors and Juliette balcony to the front aspect, along with a further UPVC double glazed to the front aspect. Carpet. Radiator.

BATHROOM 8' 11" x 5' 7" (2.74m x 1.71m)

Family bathroom with WC, wash hand basin and bath with shower over. Karndean flooring. Extractor. Radiator.

BEDROOM TWO 13' 1" x 8' 6" (4.00m x 2.60m)

Double bedroom with UPVC double glazed window to the rear aspect. Loft Access. Carpet. Radiator.

BEDROOM THREE 9' 0" x 8' 5" (2.76m x 2.58m)

Larger single bedroom with UPVC double glazed window to the rear aspect. Carpet. Radiator.

8 Old Laundry Mews, Laundry Lane, Ingleton

SECOND FLOOR

LANDING

Velux skylight. Carpeted stairs and landing. Cupboard housing boiler. Additional storage cupboard.

BEDROOM FOUR 13' 6" x 6' 2" (4.12m x 1.90m) Max.

Single bedroom with UPVC double glazed window to the front aspect. Ideal as an office if the additional bedroom is not required. Carpet. Radiator.

MASTER BEDROOM 14' 1" x 10' 0" (4.30m x 3.07m) Max.

Good-sized master bedroom with UPVC double glazed window to the front aspect. Carpet. Radiator. Door to en-suite.

EN-SUITE 6' 9" x 4' 8" (2.08m x 1.43m)

Modern fitted en-suite with shower, wash hand basin and WC. Karndean flooring. Extractor. Radiator.

OUTSIDE

INTEGRAL GARAGE 19' 8" x 8' 10" (6.00m x 2.71m)

Up and over door. Plumbing for washing machine. Light and power. Door to ground floor hall.

FRONT

Driveway with parking for one car in front of the integral garage. 5 visitor parking bays available to properties in the Mews. Covered entrance porch.

REAR

Low-maintenance back garden timber perimeter fencing. Gate to Red Ash Lane.

8 Old Laundry Mews, Laundry Lane, Ingleton

GENERAL

Photographs	Items in these photographs may not be included in the sale of the property.
Viewing	By appointment through the selling agents.
Local Authority	Craven District Council
Council Tax	Council tax band D
Tenure	Freehold

AGENT NOTES

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business. Why not find out which mortgage is best for you by speaking to our own Independent Financial & Mortgage Advisor? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call 015242 62616.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Relocation Agent Network of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

Fisher Hopper

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: Barclays Bank Chambers, 18 North End, Bedale, North Yorkshire DL8 1AB. Company Director: D. Spratt

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

Floor Plans

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

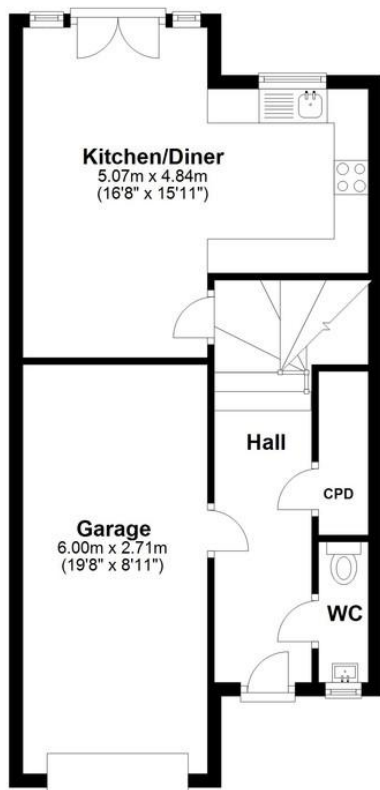
Property: 8 Old Laundry Mews, Laundry Lane, Ingleton, North Yorkshire, LA6 3GH

Energy Efficiency Rating Current 82 Environmental Impact Rating Current 83

8 Old Laundry Mews, Laundry Lane, Ingleton

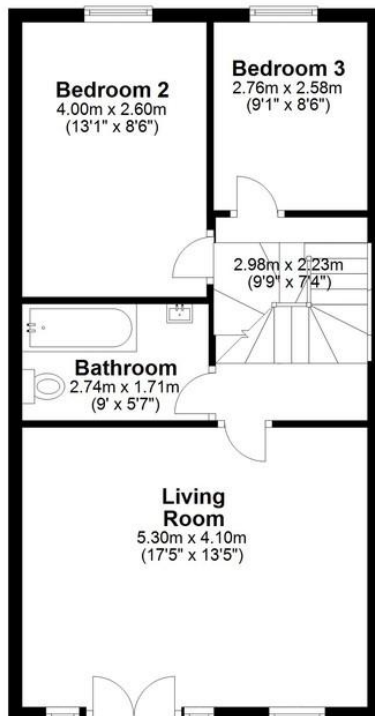
Ground Floor

Approx. 50.2 sq. metres (540.0 sq. feet)



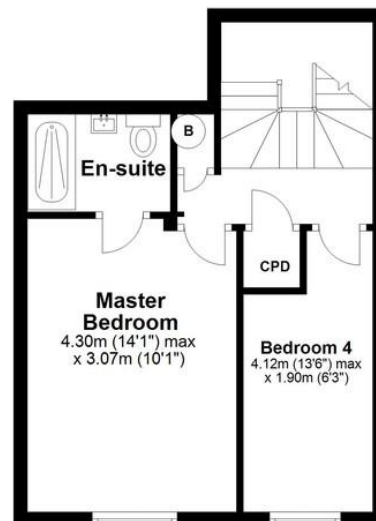
First Floor

Approx. 52.2 sq. metres (561.6 sq. feet)



Second Floor

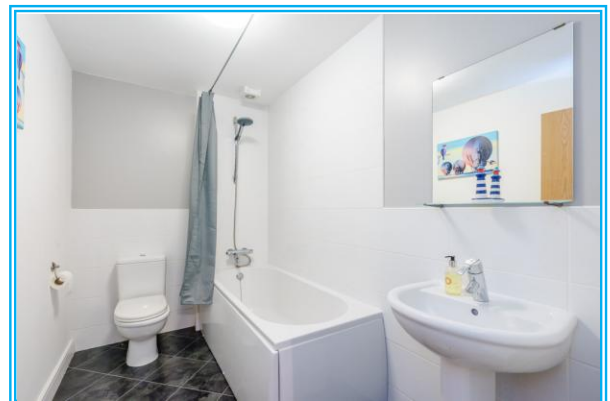
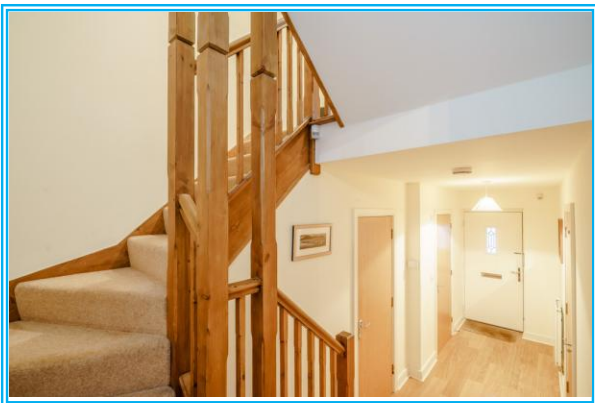
Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 134.9 sq. metres (1451.9 sq. feet)

8 Old Laundry Mews, Ingleton

8 Old Laundry Mews, Laundry Lane, Ingleton



8 Old Laundry Mews, Laundry Lane, Ingleton

